



CITY OF MORGAN HILL

**CITY COUNCIL
MORGAN HILL REDEVELOPMENT AGENCY**

COUNCIL CHAMBERS

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Hedy L. Chang, Council Member
Cynthia J. Cook Council Member
Greg Sellers, Council Member

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Greg Sellers, Vice-Chairperson
Hedy L. Chang, Agency Member
Cynthia J. Cook, Agency Member
Steve Tate, Agency Member

WEDNESDAY, APRIL 5, 2000

AGENDA

JOINT MEETING

CITY COUNCIL SPECIAL MEETING

and

REDEVELOPMENT AGENCY SPECIAL MEETING

6:00 P.M.

*A Special Meeting is called at 6:00 p.m. for the purpose of
conducting City Council and Redevelopment Agency business
and a Closed Session.*

Dennis Kennedy, Mayor/Chairperson

CALL TO ORDER

(Mayor/Chairperson Kennedy)

ROLL CALL ATTENDANCE

(Deputy City Clerk/Deputy Agency Secretary Corbet)

DECLARATION OF POSTING OF AGENDA
Per Government Code 54954.2
(Deputy City Clerk/Deputy Agency Secretary Corbet)

City Council Action

CONSENT CALENDAR: The Consent Calendar, Agenda Items #1 through #10 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

Time Estimate	Page
Consent Calendar: 1 - 10 Minutes	
1.	<p><u>RESOLUTION OF PUBLIC BENEFIT IN A SHARED USE OF THE CITY'S COMMUNICATIONS FACILITY WITH THE SANTA CLARA VALLEY TRANSPORTATION AUTHORITY</u> 1</p> <p><u>Recommended Action:</u> <u>Adopt</u> Resolution No. 5368.</p>
2.	<p><u>LEASE AGREEMENT WITH THE SANTA CLARA VALLEY TRANSPORTATION AUTHORITY FOR SHARING THE CITY'S COMMUNICATIONS FACILITY</u> 7</p> <p><u>Recommended Action:</u> <u>Authorize</u> the Interim City Manager to Sign a Lease Agreement with the Valley Transit Authority (VTA) to locate VTA Communications Equipment at the Site of the City's Emergency Communications Facility on El Toro Peak.</p>
3.	<p><u>ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR HEATHERWOOD (TRACT 9114)</u> 21</p> <p><u>Recommended Action:</u></p> <p>1. <u>Adopt</u> Resolution No. 5369 Accepting the Public Improvements for Tract 9114, Commonly Known as East Dunne - Heatherwood, and</p> <p>2. <u>Direct</u> the City Clerk to File a Notice of Completion with the County Recorder's Office.</p>
4.	<p><u>VACATION OF A WATERLINE EASEMENT ACROSS THE TERRACINA APARTMENTS PHASE II PROJECT</u> 27</p> <p><u>Recommended Action:</u></p> <p>1. <u>Adopt</u> Resolution No. 5370 Declaring Summary Vacation of a Waterline Easement Across the Terracina Apartments Phase II Project, and</p> <p>2. <u>Direct</u> The City Clerk to File a Certified Copy of Resolution No. 5370 in the Office of the Recorder of the County of Santa Clara.</p>

5.	<u>EMERGENCY EXPENDITURE FOR REPLACEMENT OF PUMP AND MOTOR AT TENNANT WELL</u>	33
	<u>Recommended Action:</u> <u>Adopt</u> Resolution No. 5371 Making Findings in Accordance with Government Code That the Replacement of the Pump and Motor on the Tennant Well Is An Emergency Requiring Waiver of the Formal Bid Requirement.	
6.	<u>FINAL MAP ACCEPTANCE FOR MISSION RANCH PH. III (TRACT 9203)</u>	39
	<u>Recommended Action:</u>	
	1. <u>Approve</u> the Final Map, Subdivision Agreement and Improvement Plans,	
	2. <u>Authorize</u> the Interim City Manager to Sign the Subdivision Improvement Agreement on behalf of the City, and	
	3. <u>Authorize</u> the Recordation of the Map and the Subdivision Improvement Agreement following Recordation of the Development Improvement Agreement.	
7.	<u>RESPONSE TO ASSOCIATION OF BAY AREA GOVERNMENT (ABAG) FAIR SHARE ALLOCATION</u>	51
	<u>Recommended Action:</u> <u>Direct</u> Staff to Respond to ABAG Objecting to Proposed Allocation.	
8.	<u>ARCHITECTURAL SERVICES CONTRACT FOR CITY HALL EXPANSION</u>	59
	<u>Recommended Action:</u> <u>Approve</u> the Contract with Weston Miles Architect for Architectural Services for City Hall Expansion Project for a Fee Not to Exceed \$27,500.	
9.	<u>LIBRARY COMMISSION APPOINTMENTS</u>	69
	<u>Recommended Action:</u> <u>Extend</u> Terms of Office for Three Library Commissioners to May 1, 2000.	
10.	<u>REQUEST FOR FUNDING FOR THE TOWN CATS, A NONPROFIT ORGANIZATION</u>	71
	<u>Recommended Action:</u> <u>Approve</u> Funding of Town Cats in the Amount of \$472.	

City Council & Redevelopment Agency Action

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #11 through #13 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

	Time Estimate		Page
		Consent Calendar: 1 - 10 Minutes	
11.		<u>APPROVAL OF REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF MARCH 15, 2000</u>	87
12.		<u>APPROVAL OF SPECIAL REDEVELOPMENT AGENCY AND SPECIAL CITY COUNCIL MEETING MINUTES OF MARCH 22, 2000</u>	109
13.		<u>APPROVAL OF REGULAR REDEVELOPMENT AGENCY AND SPECIAL CITY COUNCIL MEETING MINUTES OF MARCH 22, 2000</u>	111

City Council Action

OTHER BUSINESS:

	Time Estimate		Page
14.	15 minutes	<u>FIRE PROTECTION AND EMERGENCY MEDICAL MASTER PLAN</u> <u>Recommended Action:</u> 1. <u>Direct</u> Staff to Issue a Request for Proposals for Consulting Services and 2. <u>Direct</u> Staff to Solicit Applicants for the Plan Task Force.	131
15.	10 minutes	<u>EXTENSION OF CORP YARD LEASE WITH MHUSD</u> <u>Recommended Action:</u> <u>Approve</u> the Lease Agreement for Extension of the Corp Yard Lease with MHUSD and Authorize Staff to Transmit the Lease Agreement to MHUSD.	141

Redevelopment Agency Action

OTHER BUSINESS:

16.	20 minutes	<u>CONCEPT FOR A BUSINESS INCUBATOR</u> <u>Recommended Action:</u> 1. <u>Approve</u> the Proposed Concept for a Business Incubator, 2. <u>Direct</u> Staff, with the Assistance of the Economic Development Committee of the Chamber of Commerce (EDC), to Negotiate a Contract with the Enterprise Network (TEN) or Another Qualified Operator for the Management of a Business Incubator, and 3. <u>Authorize</u> Staff to Identify Suitable Space and Negotiate a Lease for a Business Incubator.	161
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6:30 P.M.

OPPORTUNITY FOR PUBLIC COMMENT

CLOSED SESSION:

1.

**Time
Estimate**

15 minutes

**CONFERENCE WITH LEGAL COUNSEL - REAL PROPERTY
TRANSACTION**

Legal Authority:	Government Code Section 54956.8
Real property(ies) involved:	<i>The Father's House</i> , First United Pentecostal Church APN 767-18-044 271 West Edmundson Avenue
Agency Negotiators:	J. Edward Tewes, Interim City Manager/Interim Executive Director; Interim City Attorney/Agency Counsel; Garrett Toy, Director of Business Assistance & Housing Services; Julie Spier, Recreation Manager
Closed Session Topic:	Acquisition of Real Property

CLOSED SESSION ANNOUNCEMENT:

7:00 P.M.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

INTRODUCTIONS

Building Division
Finance Department
Police Department

PROCLAMATIONS

Northern California Taiko Exposition Day
April 8, 2000

Haru Matsuri Festival Day
April 9, 2000

Sexual Assault Awareness Month
April 2000

CITY COUNCIL REPORT

Council Member Tate

INTERIM CITY MANAGER'S REPORT

INTERIM CITY ATTORNEY'S REPORT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND PRESENT IT TO THE CITY CLERK.

(See notice attached to the end of this agenda.)

City Council Action

PUBLIC HEARINGS:

	Time Estimate		Page
17.	2 hours	<u>DISCUSSION ON MEDICAL SERVICES FEASIBILITY REPORT</u> Public Hearing opened. Please limit your remarks to 3 minutes. Public Hearing closed. Council discussion. Action - <u>Consider</u> Report from the City Council Hospital Subcommittee and adopt the following: 1) A Set of Public Policy Objectives to Guide Future City Council Decision Making, and 2) A Proposed Role for City Government in Ensuring Medical Services for the Community. Action - <u>Determine</u> A Schedule and Approach for Evaluating Proposals from Medical Service Providers.	169
18.	5 minutes	<u>VACATION OF A PORTION OF KEITH WAY</u> <u>Recommended Action:</u> Request staff presentation. Public Hearing opened. Please limit your remarks to 3 minutes. Public Hearing closed. Council discussion. Action - <u>Motion to Adopt</u> Resolution No. 5372 Vacating a Portion of Keith Way. Action - <u>Motion to Authorize</u> the Interim City Manager to Sign Quit Claim Deeds on behalf of the City.	175

OTHER BUSINESS: (continued)

	Time Estimate		Page
		<u>SECOND READING OF ORDINANCE:</u> Full Reading Waived By Majority Vote. (Government Code Section 36934) Action -- <u>Adopt</u> Ordinance by roll call vote.	
19.	5 minutes	<u>ADOPT ORDINANCE NO. 1474, NEW SERIES</u> An Ordinance of The City Council of The City of Morgan Hill Approving an Amendment to Ordinance No. 545, New Series, Amending the Plan and Text to the Development Plan for the Planned Unit Development Located on the South Side of Cochrane Road between Monterey Road and Highway 101. ZA- 99-12: Cochrane - Morgan Hill Development Partners.	183

Redevelopment Agency Action

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	Time Estimate		Page
		Consent Calendar: 1 - 10 Minutes	
20.		<u>AUTHORIZATION TO APPLY FOR AND ACCEPT A CALIFORNIA HOUSING FINANCE AGENCY (CHFA) "HELP" LOAN OF UP TO \$2,000,000 FOR HOUSING PROJECTS</u> <u>Recommended Action:</u> <u>Adopt</u> Resolution No. MHRA - 216 Authorizing the Interim Executive Director to: 1) Apply to the California Housing Finance Agency (CHFA) "HELP" Program for a Loan of Up to \$2 Million, and 2) Do Everything Necessary to Execute the Agreement with CHFA.	191

OPPORTUNITY FOR PUBLIC COMMENT

CLOSED SESSION:

**Time
Estimate**

30 Minutes	CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION
Legal Authority:	Government Code 54956.8 & 54956.9(c) (1potential case)
Real Property(ies) involved:	APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Mission View and Cochrane Road; and APN 728-31-009 - 12.88 acres located on the southeast corner of Cochrane and Highway 101 (St. Louise Hospital property)
City Negotiators:	Mayor/Chairman, City Council/Agency Members; Interim City Manager/Interim Executive Director; Interim City Attorney/Interim Agency Counsel; Director of Business Assistance and Housing Services; and F. Gale Conner, special counsel
Closed Session Topic:	Potential Litigation

CLOSED SESSION ANNOUNCEMENT:

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT